



REMEDIAL SITE ASSESSMENT DECISION - EPA REGION II

Site Name: VIP CLEANERS EPA ID#: NJD982744740 State ID#:

Alias Site Names:

City: MORRISTOWN County or Parish: MORRIS State: NJ

Refer to Report Dated: 94/1/11 Report type: PA

Report developed by: DEP

DECISION:

| | 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

| | 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

| | 1b. Site may qualify for further action, but is deferred to:

| X | 2. Further Assessment Needed Under CERCLA:

2a. Priority: | | Higher | X | Lower

2b. Other: (recommended action)

DISCUSSION/RATIONALE: From the 1950s to 1970, the original owner of the property operated a dry cleaner business for common laundering of clothes and other materials. Since 1970, the property has been subdivided for lease and a variety of operations performed at the site include: hospital laundry, lawn mower repair, hair salon, computer shop, auto detailing, dry cleaning, and garden center. Two current tenants are VIP Dry Cleaner and Finishing Touch Auto Detailing. No hazardous substances are used by Finishing Touch. VIP ceased dry cleaning in 1992 and currently operates as a drop off and pick-up service for cleaning at other facilities; small-scale spot cleaning is performed.

A site assessment was performed in 1992-93 for excavation of a 7,000-gal #6 fuel oil UST. TPHCs were detected in subsurface soils, which were subsequently removed. Followup monitoring well installation and sampling detected trans-1,2-DCE, TCE, and PCE. Attribution to sources at the site is not established; other sources may be in the area. DEP recommended installation of wells up- and down-gradient.

DEP assessed the site using PA-Score and determined the following scores: GW=91, based on no suspected release; SW=0, based on no identified SW pathway; SE=3, based on nearby targets; A=12, based on potential to release; Site Score=46. The Region determined that the PA-Score conservative default values drive erroneously high scores, given the nature of the substances associated with the site. Region II calculated the following PREscore assessment using the substances of concern and the most conservative assumptions of pathway and target specifics plausible. Scores are as follows: GW=33.28, based on observed release; SW=2.15, based on Whippany R. having a flow of <10 cfs, a fishery, and 21 miles of wetland frontage (max. HRS value); SE=0, based on no surface soil contamination; and A=1.35, based on potential to release. The [PREscore] site score of 16.69 may be an overestimate given the facts that a release to GW may not be plausible, the flow of the Whippany is probably >10 cfs, and there are likely <20 miles of wetland frontage.

DEP recommended installation of wells to assess for a GW release. Nearest wells are 2 private wells about .25 mile away, finished >250 feet deep, and not suspected to be contaminated. Low priority is determined based on DEP's score and judgement of a release from past operations at the facility.

Site Decision

Made by: Charles LoBue

Signature: Charles LoBue

Date: 95/6/2